

1980 Census of Housing

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Components of Inventory Change Survey

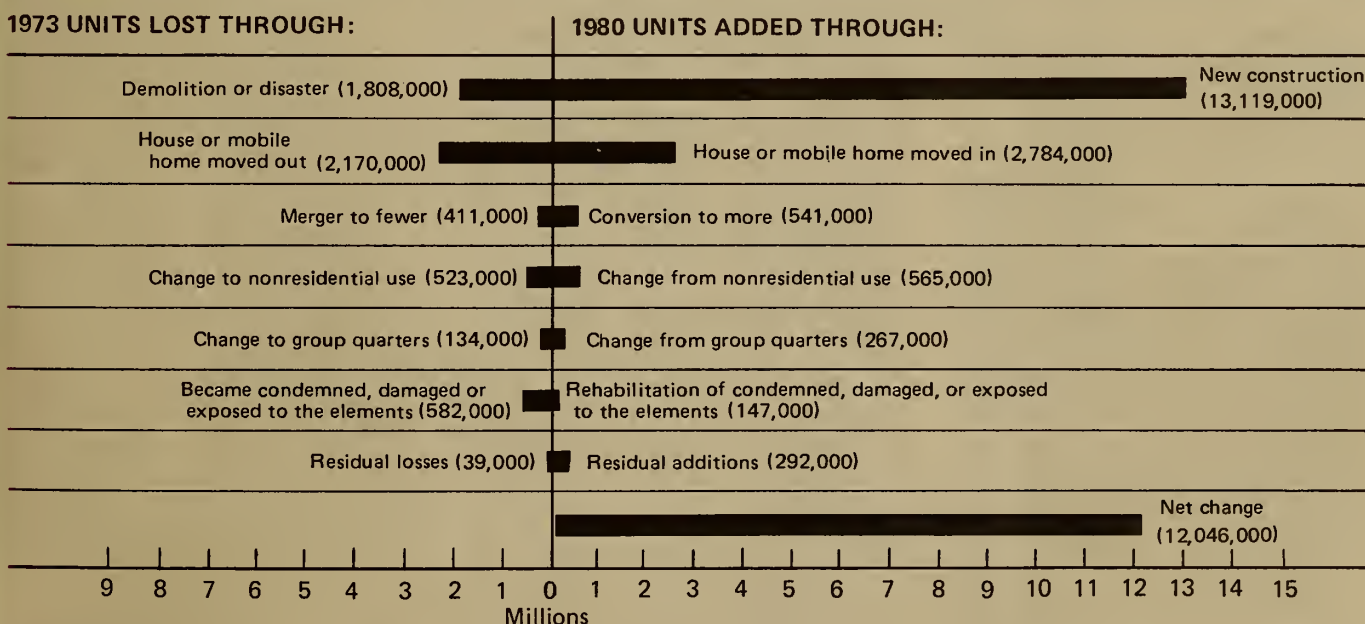
GENERAL

This report provides data collected by the Bureau of the Census in the 1980 Components of Inventory Change Survey (CINCH), a sample survey taken as a part of the 1980 Census of Housing in conjunction with the 1980 Annual Housing Survey (AHS). The survey measures changes in the housing stock between 1973 and 1980 by describing the source of the 1980 inventory and the disposition of the 1973 inventory. The types of components that are measured by CINCH include "same" units and

various categories of additions and losses. Same units are living quarters which existed as the same number of housing units in 1973 and 1980, even though the unit may have been remodeled. Additions include new construction, houses or mobile homes moved in, conversions from fewer to more units, and other types of additions to the inventory made since 1973 (space changed from nonresidential to residential use, group quarters changed to housing units, units resulting from the rehabilitation of structures that were vacant and condemned, damaged, or exposed to the

elements, and certain residual additions). Losses include demolition and disaster losses, houses or mobile homes moved out, mergers from more to fewer units, and other types of losses from the 1973 inventory (units changed to nonresidential use, housing units changed to group quarters, units that became condemned, damaged, or exposed to the elements, and certain residual losses). The following chart presents the specific types of losses from the 1973 inventory and specific types of additions made after 1973 as well as the net change in the inventory between 1973 and 1980.

Changes in the United States Housing Inventory: 1973 to 1980



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DATA SUMMARY

Between October 1973 and October 1980 the housing inventory of the United States increased from 77,246,000 to 89,292,000, a net gain of 12,046,000 or approximately 16 percent. This gain reflected the net effect of additions to and losses from the housing inventory occurring during the 7-year period. The additions included:

- 13,119,000 new construction units; i.e., units built after 1973 and still in existence in 1980 (about 15 percent of the 1980 total).
- 2,784,000 houses or mobile homes moved in.
- A net increase of 541,000 units resulting from conversions from fewer to more units.
- 565,000 units changed from non-residential to residential use either through structural alterations, such as a school reconstructed to apartments, or change in use, such as a doctor's office in an apartment building changed to a residential apartment.
- 267,000 units changed from "group

- quarters" to housing units; e.g., college dorm rooms changed to apartments.
- 147,000 units resulting from rehabilitation of units that were vacant and condemned or scheduled to be demolished.
- 292,000 units from other residual types of additions.

Approximately 70,725,000 units or about 79 percent of the 1980 inventory consisted of same units. These 70,725,000 same units were 92 percent of the 1973 inventory.

Losses were of several types and included:

- 1,808,000 housing units or slightly over 2 percent of the 1973 inventory lost since 1973 through demolition or disaster (fire, flood, or windstorm).
- 2,170,000 houses or mobile homes moved out.
- A net loss of 411,000 units resulting from mergers from more to fewer units.
- 523,000 units lost through change to nonresidential use, both by structural change and change in use.

- 134,000 units lost through change to group quarters.
- 582,000 housing units that were vacant and were scheduled for demolition, condemned, severely damaged by disaster, or no longer protected from the elements.
- 39,000 units lost by various other means.

As illustrated by the preceding chart, many losses from and additions to the inventory such as mergers and conversions, changes to and from nonresidential use, and to and from group quarters tend to be counterbalancing.

The above discussion describes 14,931,000 "real additions" and 3,497,000 "real losses" as well as 2,784,000 houses or mobile homes moved in and 2,170,000 houses or mobile homes moved out in the 7-year period. "Real additions," which averaged about 2,133,000 per year or about 17 percent of the 1980 inventory, are housing units in 1980 that were either not built in 1973 or were not housing units in 1973, such as housing units which were created from structures

Net Change in the Housing Inventory: 1973 to 1980

(Numbers in thousands. Data based on sample; see text)

United States and Regions	Housing units				Net change 1973 to 1980									
	Total		Per- cent change 1973 to 1980	Same units 1973 1980	1980 units added since 1973 through--					1973 units lost since 1973 through--				
					Total added	New construc- tion	House or mobile home moved in	Conver- sion	Other sources	Total lost	House or mobile home moved out	Demoli- tion or disas- ter	Mer- ger	Other means
	1980	1973												
United States.....	89,292	77,246	15.6	70,725	17,714	13,119	2,784	541	1,271	5,667	2,170	1,808	411	1,278
Inside SMSA's.....	58,904	51,819	13.7	48,338	9,980	7,921	882	348	829	2,896	730	1,044	310	812
In central cities.....	25,836	24,471	5.6	22,451	3,017	2,104	111	191	610	1,651	131	709	241	571
Not in central cities.....	33,067	27,348	20.9	25,886	6,965	5,817	771	158	219	1,245	599	335	69	242
Outside SMSA's.....	30,388	25,427	19.5	22,388	7,732	5,197	1,902	192	441	2,771	1,441	764	101	465
Northeast.....	19,561	18,143	7.8	16,878	2,403	1,421	211	199	572	985	164	327	130	363
Inside SMSA's.....	14,646	13,818	6.0	12,889	1,544	947	57	137	403	715	58	225	112	319
In central cities.....	6,520	6,393	2.0	5,776	625	209	-	64	352	498	1	151	84	261
Not in central cities.....	8,127	7,425	9.5	7,114	918	737	57	74	51	217	57	74	28	58
Outside SMSA's.....	4,915	4,325	13.6	3,989	859	474	155	62	168	270	106	102	18	44
North Central.....	22,854	20,647	10.7	19,022	3,613	2,773	553	106	181	1,407	485	505	127	292
Inside SMSA's.....	14,397	13,206	9.0	12,315	1,939	1,650	145	53	92	748	143	333	94	178
In central cities.....	6,186	6,222	-0.6	5,617	465	342	36	29	59	502	35	267	81	119
Not in central cities.....	8,212	6,984	17.6	6,698	1,474	1,308	109	24	33	246	107	66	13	59
Outside SMSA's.....	8,456	7,441	13.6	6,707	1,674	1,123	409	53	89	660	342	172	33	112
South.....	29,721	24,531	21.2	21,975	7,507	5,683	1,383	159	282	2,316	1,060	706	109	441
Inside SMSA's.....	16,524	13,786	19.9	12,752	3,619	2,926	408	107	179	881	304	306	71	200
In central cities.....	7,675	6,977	10.0	6,452	1,112	874	45	81	113	414	58	191	57	108
Not in central cities.....	8,850	6,809	30.0	6,300	2,507	2,052	363	26	66	468	246	115	15	92
Outside SMSA's.....	13,197	10,746	22.8	9,222	3,887	2,756	975	52	104	1,436	756	400	39	241
West.....	17,156	13,924	23.2	12,850	4,190	3,241	636	77	235	958	461	270	44	184
Inside SMSA's.....	13,336	11,009	21.1	10,381	2,879	2,398	273	52	156	551	225	180	32	114
In central cities.....	5,456	4,879	11.8	4,606	813	678	31	17	86	238	36	100	20	82
Not in central cities.....	7,879	6,130	28.5	5,775	2,065	1,720	242	34	70	315	189	81	13	33
Outside SMSA's.....	3,820	2,915	31.0	2,469	1,311	843	363	25	80	406	236	89	12	69

¹The definitions of SMSA's used in the CINCH Survey correspond to the 243 SMSA's defined in the 1970 census.

or parts of structures that were for non-residential use in 1973. "Real losses," which averaged about 500,000 per year or approximately 5 percent of the total 1973 inventory, were housing units in 1973 but were either nonexistent in 1980—e.g., demolitions—or were not housing units in 1980—e.g.—were changed to nonresidential use. CINCH classifies houses or mobile homes that were built in 1973 or earlier and were moved to their 1980 site since 1973 as additions to the inventory, and houses or mobile homes moved from their 1973 site as losses from the inventory. However, such housing units "in transit" are neither "real additions" nor "real losses" because in the great majority of cases they are housing units both in 1973 and 1980 but at different locations. Of all additions occurring between 1973 and 1980, approximately 16 percent consisted of units being moved to a new site. Of all losses occurring between 1973 and 1980, 38 percent consisted of units being moved from their 1973 site.

CINCH shows about 600,000 more houses or mobile homes moved in than moved out. This is because about 500,000 houses or mobile homes built between 1970 and 1973 were moved to their present site after 1973, and were first time placements. These were either in storage or on dealers lots in 1973 and, therefore, were not counted in the housing inventory in that year. (Mobile homes with permanent rooms added are classified as houses in CINCH.) Only houses or mobile homes built after 1973 and moved to the present site are considered new construction. The remaining difference is due to certain aspects of survey procedures and sampling error.

CINCH shows a total of 925,000 1980 units resulting from the conversion of 384,000 1973 units, a net addition through conversion of 541,000 units for the 7-year period. CINCH also shows a total of 469,000 1980 units resulting from the merger of 880,000 1973 units, a net loss through merger of 411,000 units for the period. Conclusions as to the net effect of these two activities cannot be made since the difference of 130,000 for the 7-year period is within the preliminary estimate of sampling error for these components.

The definitions of standard metropolitan statistical areas (SMSA's) used in the 1980 CINCH survey correspond

to the 243 SMSA's defined in the 1970 census. Examination of the distribution of components inside and outside of these 1970 SMSA's shows that a disproportionate number of losses from the housing inventory for the United States occurred in the central city portions of SMSA's. For example, while approximately 32 percent of the 1973 inventory was located "in central cities," 39 percent of all demolition and disaster losses, 59 percent of all units lost through merger to fewer, and 45 percent of all units lost through "other means" occurred "in central cities." The units that were lost "in central cities" were replaced by additions but the net effect of these additions was small. While 29 percent of the 1980 inventory was located "in central cities," only 20 percent of "real additions" occurred there. Most of the additions to the housing inventory occurred either in the "not in central city" portions of SMSA's or "outside SMSA's." For example, while a total of 71 percent of the 1980 inventory was located "not in central cities" and "outside SMSA's," 81 percent of "real additions" occurred in these 2 areas, as did 84 percent of all new construction for the Nation.

The South Region had the highest rate of units moved to site (50 percent of all such additions in the Nation) as well as the highest rate of units moved from site (49 percent of all such losses in the Nation). The South and West Regions showed the highest overall rates of growth in the Nation with net increases of approximately 21 and 23 percent respectively. While the West had only 19 percent of the total housing inventory in 1980, it had 25 percent of the new construction in the Nation. The Northeast Region showed a smaller rate of increase (8 percent) than the South or West Regions. With approximately 22 percent of the Nation's housing in 1980, the Northeast only had 11 percent of the Nation's new construction. Nevertheless, even with this low rate of new construction, the Northeast had a large share of increase due to conversions to more units and units added through "other sources" (37 and 45 percent, respectively, of these additions for the Nation). While the North Central Region had an overall rate of growth of approximately 11 percent, the rate of change "in central cities" of this region was very small.

DEFINITIONS

Same Units—These are living quarters which existed as the same number of housing units in 1973 and 1980, even though the unit may have been remodeled, equipment changed, or a room or rooms added. For example, a single family house in 1973 that is a single family house in 1980 is one same unit, a duplex with one apartment on the first floor and one apartment on the second floor in 1973 and 1980 are two same units.

New Construction—These are 1980 housing units, including occupied and vacant mobile homes, built after 1973.

House or Mobile Home Moved In—These are units moved to the 1980 site since 1973. Nationally, units "moved in" do not result in a net addition to the total inventory because they also represent units lost from the place from which they were moved. Mobile homes built after 1973 and moved to their present site are considered new construction.

Conversion—Conversions result from the creation of two or more 1980 housing units from fewer 1973 housing units through structural alteration; e.g., building walls to form another housing unit, or change in use such as locking a door which closes off one or more rooms to form a separate housing unit. In either case, the occupants of each unit must enter their unit either directly from the outside or through a common hall, not through another unit.

Units Added Through Other Sources—These include housing units created from nonresidential use either through structural alterations, such as a school changed to apartments, or change in use such as a model home previously used as a sales office changed to residential use; housing units created from living quarters previously classified as group quarters such as a transient hotel converted to condominium apartments; 1980 housing units rehabilitated from units which in 1973 were either vacant and condemned or vacant and scheduled to be demolished; and residual additions.

Houses or Mobile Home Moved Out—These are units moved from the 1973 site as of October 1980. For the most part,

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units "moved out" do not result in a net loss from the total inventory because they also represent units added to a new site.

Demolition or Disaster—Demolitions are housing units which existed in October 1973 and were subsequently torn down. Units destroyed by fire, flood, windstorm, or other natural causes are classified as units lost through disaster.

Merger—Mergers result from combining two or more 1973 housing units into fewer 1980 units through structural alteration; e.g., removing walls to combine two housing units into one, or change in use such as unlocking a door which formerly separated two housing units.

Units Lost Through Other Means—These include units lost through change to entirely nonresidential use; units changed

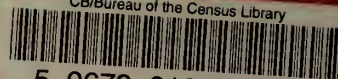
to group quarters; vacant units scheduled for demolition, condemned, severely damaged by disaster, or no longer protected from the elements; and residual losses.

As in all sample surveys, the data in this report are subject to sampling variability and errors of response. A detailed explanation will appear in Appendix D, "Accuracy of the Data," of the 1980 Census of Housing, *Components of Inventory Change*, HC80-4.

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